

Ashurst Road, Cockfosters, EN4 9LF

OIEO: £899,950
Freehold



Vanessa McCallum Estates Ltd
51 Bradmore Green, Brookmans Park,
Hertfordshire, AL9 7QS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk



Set on an exceptional 0.33-acre plot in the heart of Cockfosters, this charming and spacious 3-bedroom bungalow offers outstanding potential and versatile family living. The well-presented home features three generous reception rooms, off-street parking, and flexible accommodation ideal for both everyday living and entertaining. A true highlight is the expansive garden, providing superb scope for outdoor living, landscaping, or future extension (STPP). Ideally located close to Cockfosters' shops, restaurants, highly regarded schools, and Piccadilly Line transport links, this is a rare opportunity to acquire a home with space, convenience, and significant future potential.

- 3 BEDROOM DETACHED BUNGALOW
- EXPANSIVE GARDEN
- EXCEPTIONAL 0.33- ACRE PLOT
- SCOPE TO ENLARGE FURTHER (STPP)
- CHARMING AND SPACIOUS
- GARAGE/OFF STREET PARKING
- 3 RECEPTION / 2 BATHROOMS
- CLOSE TO AMENITIES

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
RECEPTION ROOM
KITCHEN
UTILITY ROOM
DINING ROOM
LIVING ROOM
2 BEDROOMS
GROUND FLOOR BATHROOM- with shower

FIRST FLOOR
BEDROOM - with En-Suite bathroom

EXPANSIVE REAR GARDEN
GARAGE
OFF STREET PARKING

LOCATION

Ashurst Road is located off Belmont Avenue which is off Mount Pleasant, in a sought-after residential area close to Cockfosters' shops, restaurants, respected schools, and transport links—including the Piccadilly Line

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band G

LOCAL AUTHORITY

Barnet

VIEWING

STRICTLY BY APPOINTMENT THROUGH VANESSA MCCALLUM ESTATES

IMPORTANT INFORMATION CONCERNING THESE PARTICULARS

None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

ANTI MONEY LAUNDERING

Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. Facial recognition will be offered at a charge of £25 plus vat per person.

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**Approximate Gross Internal Area 2291 sq ft - 213 sq m
(Including Garage)**

Ground Floor Area 1753 sq ft – 163 sq m

First Floor Area 538 sq ft – 50 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

